

Felida Terrace Short Plat

Located in the NE 1/4 of Section 32 T3N, R1E, W.M.
Clark County, Washington

PROJECT NOTES:

Applicant:

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Owner:

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Project Engineer & Contact:

PLS Engineering
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Project Description:

Site address: 3511 NW 119th Street, Vancouver, WA 98685
Parcel number 188666-000, Tax Lot 9.

This project is within the R-12 zone of Clark County, a residential zone. The comprehensive plan designation for the site is UM. Lots 1-3 are proposed to be made up of a series of three townhouse units while Lots 4-8 will be detached single family lots. The townhouses will be developed consistent with CCC 40.260.230.

Site Area - 0.91 acres (39,645 sq ft).
Total Number of Lots = 8
Minimum Lot Size = 2,520 sq ft
Maximum Lot Size = 6,118 sq ft
Average Lot Size = 3,856 sq ft
Stormwater Tract = 7,562 sq ft

A variance for reduced lot size for Lot 2 is being requested in the application.

Right-of-way Dedication to Clark County = 0.028 acres (1,237 sq ft)

Public Water Purveyor = Clark Public Utilities

Public Sewer Purveyor = Clark Regional Wastewater District

There is one known well and one known septic on site, as shown. They will be properly abandoned.

According to GIS data, there are no areas onsite mapped for wetlands, unstable slopes, wildlife habitat/vegetation, shoreline areas, and/or landslide hazard areas. An archaeological predetermination has been completed and sent to the Washington DAHP for approval. There are no areas onsite or within 100 feet of the site containing watercourses, 100 year flood plains, flood fringe floodway, or areas prone to flooding based on County GIS mapping.

The site has frontage on NW Lakeshore Avenue to the west and NW 119th Street to the north. NW Lakeshore Avenue is classified by Clark County as a Pr-2cb urban principal arterial, 2-lanes with center left turn lane and bike lanes. NW 119th Street is classified by Clark County as a M-2cb urban minor arterial, 2-lanes with center turn lane and bike lanes. Both of these roadway classifications normally require a minimum half-width right-of-way of 40'. A minimum half-width right-of-way of 40' exists along NW Lakeshore Avenue on the project frontage, with additional existing right-of-way dedicated near the intersection with NW 119th Street. 30' of half-width right-of-way exists on NW 119th Street. An additional 10' right-of-way dedication will occur with this project.

Pedestrian facilities exist in the immediate vicinity of the site to the north, south, and east. Six foot attached curb and sidewalk extends south from a point near the south property line on both the east and west sides of Lakeshore Avenue. Six foot curb and sidewalk also exists on the north side of the intersection of Lakeshore Avenue and NW 119th Street, extending to the north. A separated six foot sidewalk extends east along the south side of NW 119th Street beginning at the east property boundary of the site.

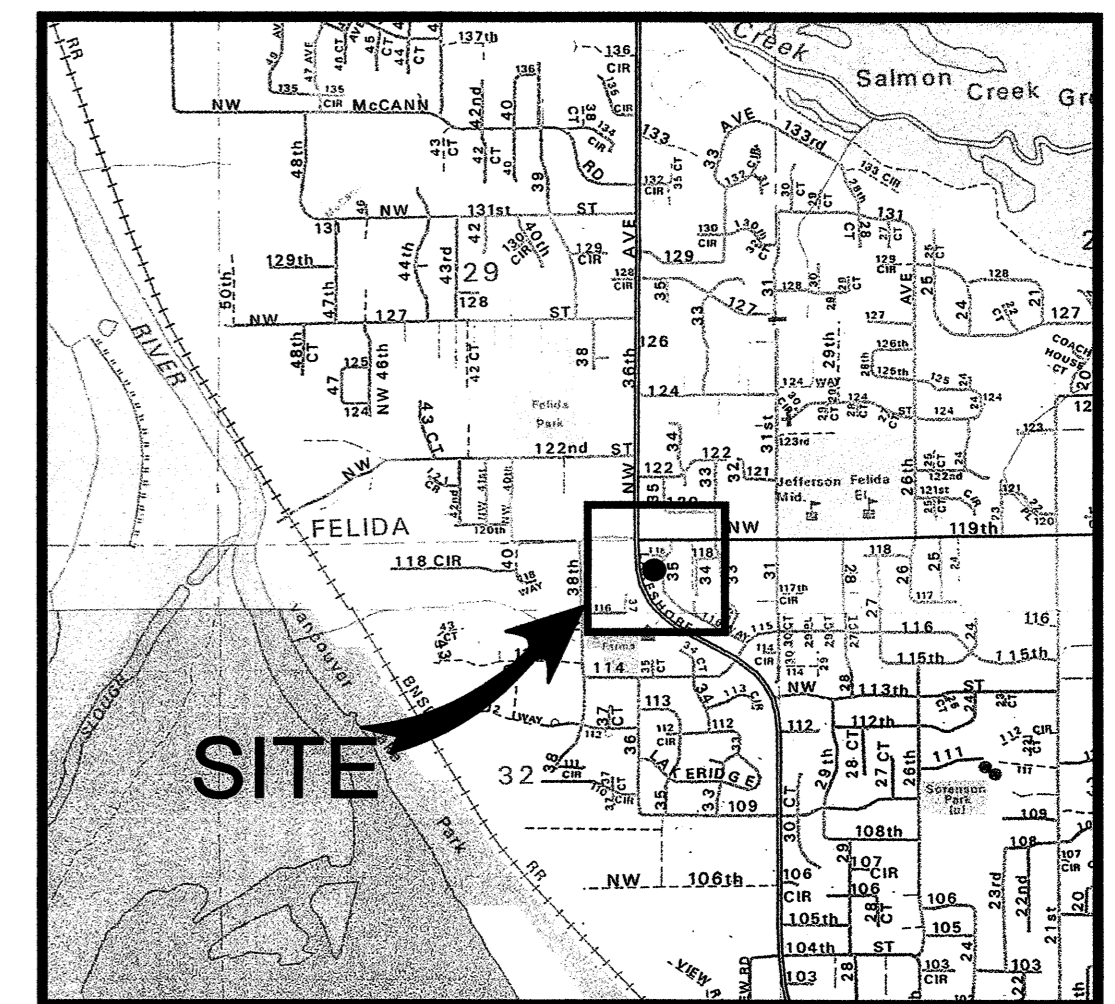
Bicycle facilities in the form of 5' bike lanes exist along the east and west sides of NW Lakeshore Avenue beginning at the intersection with NW 119th Street and extending southward across the site's frontage and continuing to the south.

C-Tran provides bus service in the immediate vicinity of the site. Route #9 (Felida) travels along NW 119th Street and then north along NW 36th Avenue. The closest stop is located on the south side of NW 119th Street just west of its intersection with NW 35th Avenue.

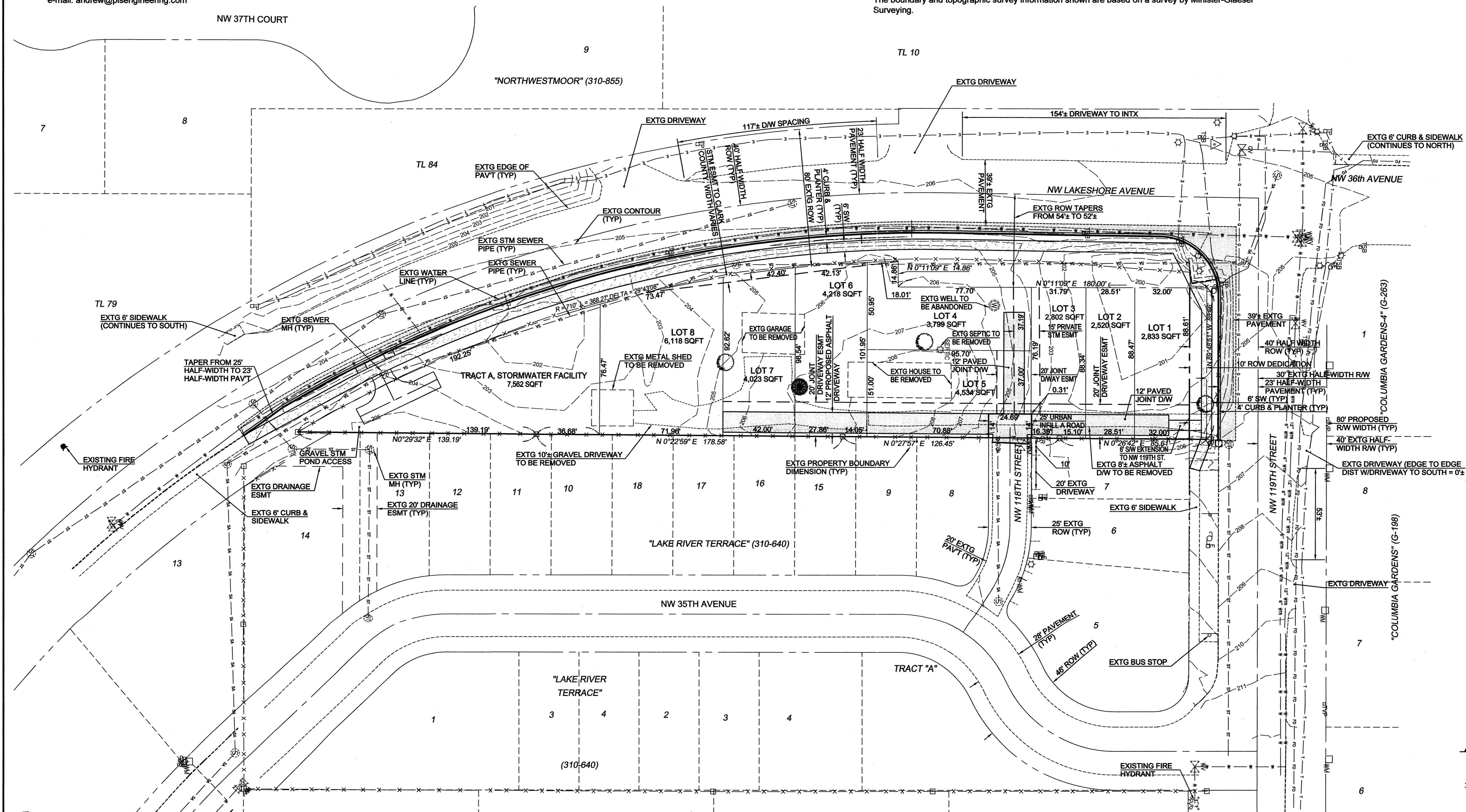
Existing fire hydrants to the south of the site on Lakeshore Avenue and to the east at the intersection of NW 119th Street and NW 35th Avenue are shown on the plan.

Proposed townhome unit dimensions for Lots 1-3 are 45'x22', 45'x28.51', and 45'x26.8', respectively. For all three lots, the front building face will be set back 18' from the joint driveway easement and the back of building will be set back approximately 5' from the west lot line. The north setback for the Lot 1 building will be 10' from NW 119th Street and the south setback for the Lot 3 building will be 5'.

The boundary and topographic survey information shown are based on a survey by Minister-Glaeser Surveying.



VICINITY MAP
NOT TO SCALE



Preliminary Plat and Existing Conditions Plan For:

Felida Terrace Short Plat

A Short Plat Located in Clark County, Washington

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Revisions

	AUG	AUG
A 10/26/09	Submitted for review	
B 11/18/09	Added info per county	
1		
2		
3		
4		

Project No. 2126

SCALE: H: 1"=30'

V: N/A

DESIGNED BY: AJG

DRAFTED BY: AJG

REVIEWED BY: TGJ

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